

049.C

0002

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
358,800 / 358,800
358,800 / 358,800
358,800 / 358,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1: HODER JAMES P	Unit #:	2
Owner 2: HODER FRANCESCA BURGOS		
Owner 3:		

Street 1: 58 MYSTIC ST
Street 2: UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GOLD STEPHEN J -

Owner 2: -

Street 1: 56 MYSTIC ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1860, having primarily Clapboard Exterior and 660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6064																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	358,800			358,800		136221
							GIS Ref
							GIS Ref
							Insp Date
							12/14/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	358,800	0	.	.	358,800		Year end	12/23/2021
2021	102	FV	349,200	0	.	.	349,200		Year End Roll	12/10/2020
2020	102	FV	344,400	0	.	.	344,400	344,400	Year End Roll	12/18/2019
2019	102	FV	343,200	0	.	.	343,200	343,200	Year End Roll	1/3/2019
2018	102	FV	305,300	0	.	.	305,300	305,300	Year End Roll	12/20/2017
2017	102	FV	256,900	0	.	.	256,900	256,900	Year End Roll	1/3/2017
2016	102	FV	226,200	0	.	.	226,200	226,200	Year End	1/4/2016
2015	102	FV	210,000	0	.	.	210,000	210,000	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLD STEPHEN J,	73072-203	2	8/7/2019		410,000	No	No		
GOLD STEPHEN J/	54186-199		1/21/2010	Family	1	No	No		
CRONENBERG JEFF	45123-63		5/4/2005		305,000	No	No		
BEAGON PATRICK	42675-284		5/3/2004		263,000	No	No		
KALLAS ANYHONY	36275-307		8/30/2002		253,000	No	No		
	18603-441		10/1/1987		135,900	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/6/2013	1640	Manual	6,000	C					11/12/2021	USPS	JO	Jenny O					
5/9/2002	347	Re-Roof	4,500	C					12/14/2017	Measured	DGM	D Mann					
									1/31/2014	Info Fm Prmt	EMK	Ellen K					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

